

CITY OF RENO

Planning Commission

September 24, 2012

Staff Report

Agenda #

1V-2

Ward #

5

CASE NO.: LDC13-00023 (Evans Avenue Industrial)

APPLICANT: United Construction

APN NUMBER: 007-303-01

REQUEST: This is a request for a special use permit to construct an "Indoor Manufacturing, Processing, Assembly or Fabrication" facility on the northeast corner of East 5th Street and Evans Avenue.

LOCATION: The ±60,000 square foot site is located in the MU/DRRC/Wells (Mixed Use/Downtown Reno Regional Center/Wells Avenue District) zoning district. The site has a Master Plan land use designation of Special Planning Area (Downtown Reno Regional Center – Wells Avenue District).

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to approve the special use permit, subject to conditions.

RECOMMENDED CONDITIONS OF APPROVAL:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall apply for all building permits for the project within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. Prior to issuance of any building permit, the applicant shall attach a copy of the final approval letter recorded by the Washoe County Recorder's Office.
4. The applicant, developer, builder, property or business owner, as applicable, shall continuously maintain a copy of this approval letter on the

project site during the construction and operation of the project/business. The project approval letter shall be posted or readily available upon demand by City staff.

5. Site circulation design, traffic devices, and operational characteristics of the common use driveways, on-site drive aisles, emergency accesses, fire access lanes, sidewalks, and parking areas shall be in accordance with the Public Works Design Manual and shall meet with the approval of the City Fire and Community Development Departments.
6. Prior to the issuance of any permit, the applicant shall have plans for all public improvements approved by the Community Development Department and shall obtain associated encroachment and excavation permits.
7. Prior to the issuance of any building permit the applicant shall demonstrate the truck dock doors do not face and are adjacent to a public street or right-of-way.

ANALYSIS:

Key Issue: Land Use Compatibility

Land Use Compatibility: The proposed project includes the assembly of electronic equipment. A special use permit is required to establish an "Indoor Manufacturing, Processing, Assembly or Fabrication" facility within the Wells Avenue District of the Downtown Reno Regional Center. Land use types within this district are predominately industrial. However, being located in such close proximity to downtown there is also a large presence of commercial and residential land uses. Immediately adjacent to the subject site are commercial, industrial, vacant retail, and multifamily facilities (west), residential, office, and open lot parking (north), industrial with outdoor storage (east); and commercial, residential, industrial, and office (south).

The proposed facility will be completely contained within the structure and therefore will not create any noise, smoke or glare in the surrounding area. There will be no outdoor storage or business activities and therefore no dust, vibrations, fumes, pollution or odor will be created.

This district does allow for 24 hour use; however, the applicant proposes to operate between the hours of 6:00 a.m. and 11:00 p.m.

Urban/Environmental Design: The proposed structure meets the architectural requirements contained within Title 18. Architectural details are provided, both horizontal and vertical on all visible facades and roof lines. The east elevation continues a variation in colors and materials. No wall articulation is required as a zero

foot setback is allowed and the east elevation is only visible from the interior of the site and the adjacent industrially used parcels.

The proposed site plan shows the structure located on the south end of the site. However, the special use permit is for the entire parcel and therefore the building could be shifted further north on the site. If this was to occur the building should be reversed in order to keep the truck docks on the interior of the site. The intent would be to not allow the truck docks to face a public area or right-of-way (Condition 7).

The building design will exceed current energy codes. The applicant intends to pursue LEED or other sustainable design commissioning. Landscaping will require minimal irrigation, and utilize roof drainage. Glazing U-values and insulation will exceed all code standards for envelope energy analysis.

The only proposed sign at this time is the project address. A specific sign package was not submitted with the application. The applicant has proposed that any signs will meet code and be architecturally compatible with the structure. No animated signs are proposed.

Public Safety: The building occupancy is classified as F-1. This in addition to the square footage requires installation of a fire sprinkler system. An approved water supply capable of supplying the required fire flow for fire protection shall be required.

Public Improvements: The proposed development is considered an infill project. Existing City of Reno storm drain and sanitary sewer facilities are available within the adjacent streets.

Circulation: The proposed project identifies access onto both Evans Avenue and 5th Street. Reconstruction of the entire section of 5th Street, adjacent to the development, will be required with this project. The proposal includes landscaped parking area planters on Evans Avenue. A City of Reno Encroachment and Excavation permit is required for construction within City Right-of-Way. Traffic generated by the proposed development does not trigger a traffic study and is anticipated to be accommodated by the existing street network. No additional traffic analysis is required.

Master Plan: As proposed and with recommended conditions, the project is consistent with the following applicable Master Plan policies and objectives:

DRRC Policy 1 – Developments including a significant employment base should be encouraged in order to increase transit use.

DRRC Policy 7 – Development should be designed to provide a variety of building heights and forms to create visual interest and establish a distinct identity with architectural detail that provides a high level of interest at the pedestrian level.

DRRC Policy 9 - Building should be oriented toward the primary street frontage or provide a prominent pedestrian access.

DRRC Policy 17 – Development should be designed to include wide sidewalks, landscaped parkways, street trees, street furniture, and other pedestrian amenities.

UC-2 – The City should maintain a safe pedestrian environment in its downtown, centers, and corridors through sidewalk maintenance and cleaning.

UC-5 – The City should support public and private efforts to improve the downtown.

UC-7 – The City should encourage the development of attractively designed public and private off-street parking...

P-1 – Site access and circulation should be safe, convenient, logical and minimize impacts onto adjoining roads.

P-4 – The existing grid pattern of streets should be preserved...

P-14 – Maintenance of parkway strips, including landscaping, should be the responsibility of adjacent property owners.

CD-1 – The City should encourage new developments with intense activities to locate in existing and planned center and corridor plan areas and areas well served by public transit.

CD-5 – Development design that contrasts with the neighborhood may be justified if it enhances rather than conflicts with the existing development or is in area targeted for redevelopment.

CD-6 – The hours of operation and general activity level of development should be sensitive to surrounding land uses, particularly residential uses.

CD-14 – The City should protect viable industrial areas from encroachment by potentially incompatible land uses or conversion to alternate uses.

CD-20 – City streets should be designed to include a landscaped parkway strip between the curb and sidewalk...

CD-22 – Adaptive reuse of properties, particularly those in center and corridor plan areas should be encouraged...

BD-1 – Development density, building mass, and architectural details should be sensitive to the context, scale, and texture of surrounding development patterns and structures.

BD-3 – New structures should complement adjacent structures and provide a human scale near ground level.

BD-4 – Building mass should not be obtrusively visible in the neighborhood.

SD-2 – Commercial centers should incorporate compatible architecture, color, signs and landscaping.

SD-3 – Signs should be designed as an element of the building they advertise and be of appropriate scale to the building and surrounding neighborhood.

General Code Compliance: The applicant has proposed to meet all landscaping, parking, and architectural requirements for development within the DRRC.

Other Reviewing Bodies:

Neighborhood Advisory Board: Due to the review timing of this case the project was not reviewed by the Northeast Neighborhood Advisory Board. A copy of the application was sent to the chairman for review.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Single & Multifamily/ Open Lot Parking/Office	Special Planning Area – DRRC/Wells Avenue District	MU/DRRC/Wells
SOUTH	Residential/Commercial/ Office	Special Planning Area – DRRC/Wells Avenue District	MU/DRRC/Wells
EAST	Industrial with Outdoor Storage	Special Planning Area – DRRC/Wells Avenue District	MU/DRRC/Wells
WEST	Commercial/ Industrial/ Vacant Retail/ Multifamily	Special Planning Area – DRRC/Wells Avenue District	MU/DRRC/Wells

LEGAL REQUIREMENTS:

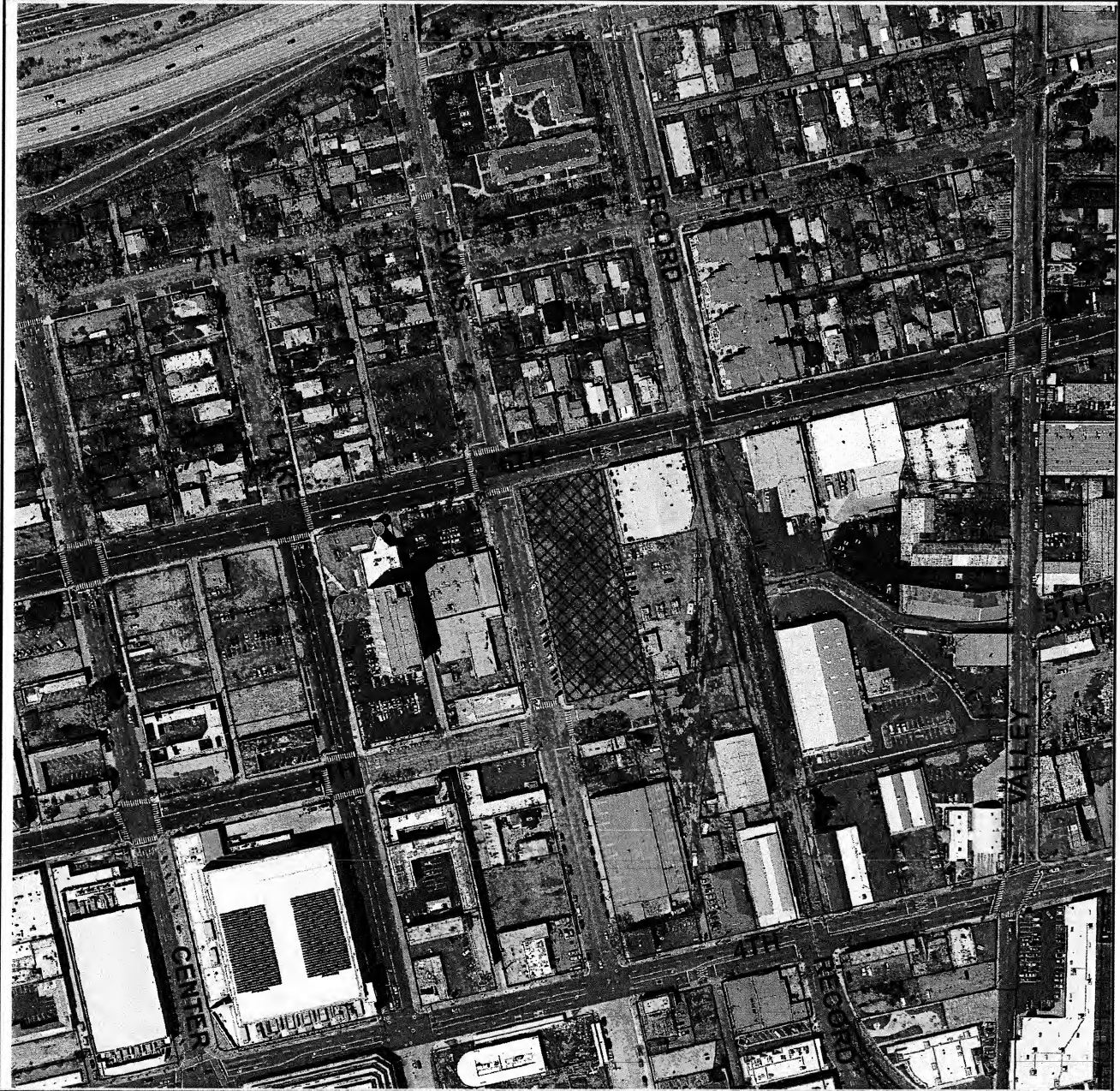
RMC 18.06.405(e)(1) Special Use Permit

FINDINGS:

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.
- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

Staff: Claudia C. Hanson, AICP
Planning and Engineering Manager



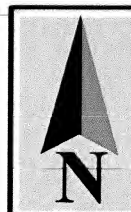
LDC13-00023 Evans Avenue Industrial



Subject Site



City Limits



0 40 80 160 240 320 Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted.

For additional information, please contact the City of Reno Community Development Department
Map Produced: August, 2012



Community Development
Department

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com



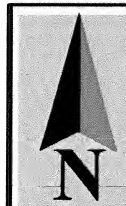
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Reno, NV 89505 www.cityofreno.com

SITE PLAN (W/ PARKING CALC'S)

PARKING CALC'S

PARKING REQ'D (DOWNTOWN)

OFFICE AREA 2190 SF

(1 SPACE/385 SF) = 5 SPACES REQ'D

INDUSTRIAL WAREHOUSE 12,576 SF

(1 SPACE/2200 SF) = 6 SPACES REQ'D

11 TOTAL REQ'D

(1 HANDICAPPED)

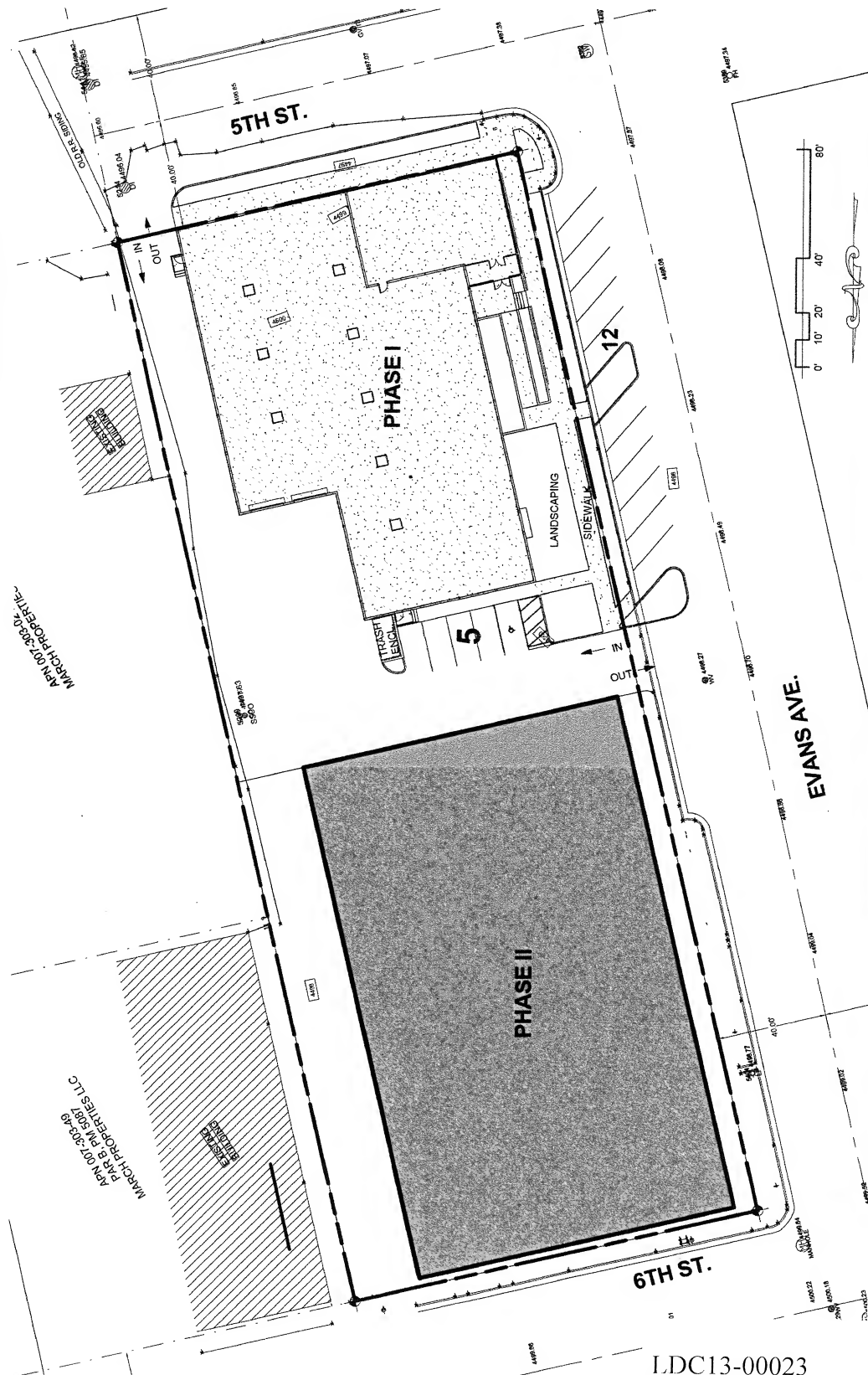
PARKING PROVIDED

5 ON SITE INCL. 1 HANDICAPPED

12 ON STREET (EVANS)

50% ALLOWED = 6

6 + 5 = 11 TOTAL PROVIDED



LDC13-00023

(Evans Avenue Industrial)

EVANS & 5TH INDUSTRIAL BLDG

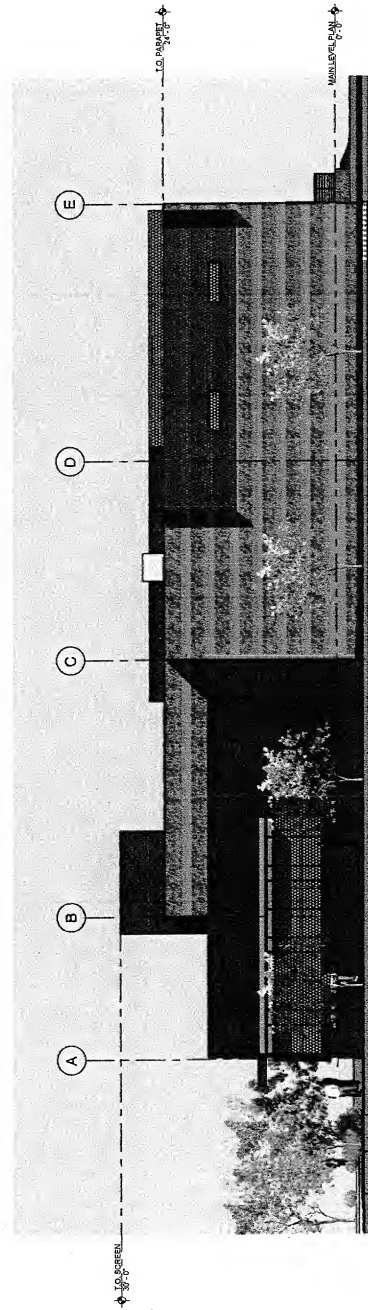
520 EVANS AVE.

RENO, NV

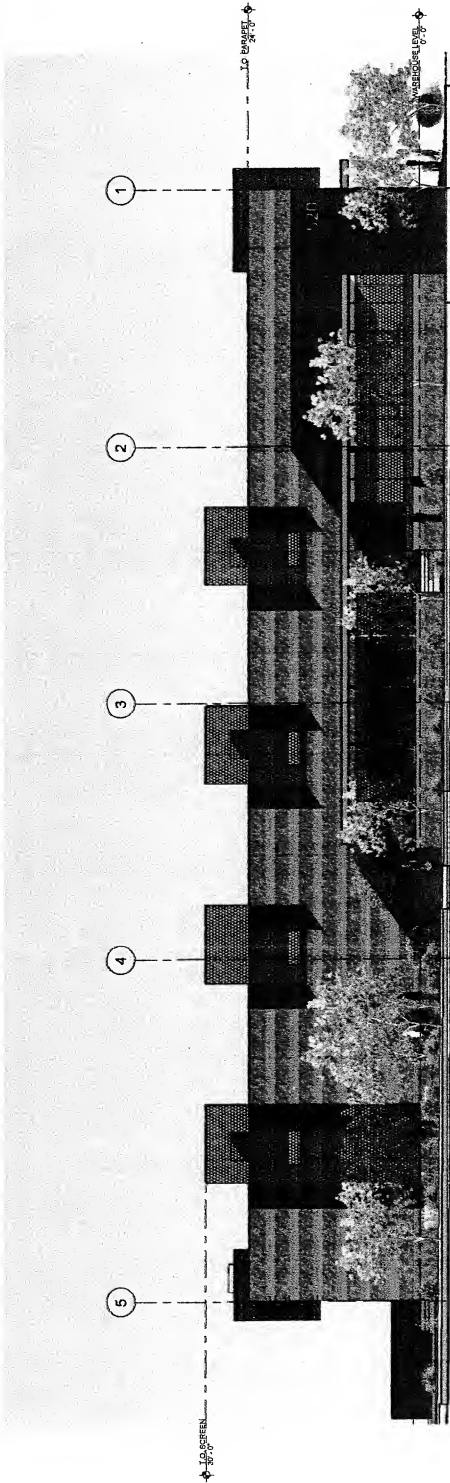


cathexes
unexpected architecture

250 Bell Street
Reno Nevada 89503
D 775 7847741 F 775 7847740



2 SOUTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

